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To: Twin Cities area title companies
Minneapolis Area Association of Realtors
Other interested parties

Subject: Crystal's "Point of Sale" inspection requirement repeal process

Date: July 22, 2015

On July 14 the Crystal City Council approved first reading of an ordinance repealing the "point of sale" code compliance inspection requirement for single family homes and duplexes in Crystal. The repeal ordinance will be considered for second reading and adoption on Aug. 18. If adopted, the repeal ordinance would be published on Aug. 27 and would take effect 30 days after publication on Sept. 26.

If the repeal ordinance is adopted, a point of sale inspection and either a code compliance certificate or buyer's agreement to assume the orders **would still be required for all closings before Sept. 26.**

Here is what would happen on Sept. 26 if the repeal ordinance is adopted:

- A point of sale inspection would no longer be required for a property sale to occur in Crystal.
- People who have applied for a point of sale inspection but not yet received an inspection would receive a full refund.
- Correction orders written from inspections that occurred before Sept. 26 would still be enforced.

This change is being considered as part of a Crystal City Council initiative to streamline code requirements and make it easier and less costly to sell or buy homes in Crystal. While the City of Crystal would be eliminating the point of sale inspection requirement, its high standards for property maintenance and upkeep would remain. The rest of the property maintenance code (Section 425) would not be affected. The City would continue to require rental licenses and inspections. The City would also continue to investigate property maintenance violations and take enforcement action as necessary.

If you have questions about the status of the repeal process, please contact me at 763.531.1130 or john.sutter@crystalmn.gov. Thank you.

Regards,

A handwritten signature in black ink, appearing to read 'John Sutter', is written over a white background.

John Sutter
Community Development Director